

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, December 7, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, and Chris Woodard.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Associate Planner; Pam Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

Moment of silence for Pearl Harbor Day in memory for all those who died.

Approval of Minutes: November 16, 2015 APC Meeting Minutes

Motion: To approve the November 16, 2015 minutes.

Motion: Schmitz; Second: Woodard; Vote: Approved 8-0.

Todd reviewed the meeting rules and procedures.

Case No. 1511-ODP-23 & 1511-SPP-23

Description: Bridgewater Parks Area
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 10 residential lots and 3 blocks on approximately 12.7 acres +/-, located in the Bridgewater Club PUD District.

Murray presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Motion: To forward 1511-ODP-23 and 1511-SPP-23 to the City Council with a favorable recommendation, with the following condition:

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of improvement location permit.

Motion: Woodard: Second: Schmitz: Vote: 8-0.

Case No. 1511-DDP-22

Description: Bridgewater Golf Facility Building
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests Detailed
Development Plan review for a golf course maintenance facility on approximately
2.4 acres +/-, located in the Bridgewater Club PUD District.

Murray presented an overview of the Detailed Development Plan, as outlined in the staff report.

Motion: To forward 1511-DDP-22 to the City Council with a favorable recommendation, with the following conditions:

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of improvement location permit.
2. An easement providing access to the structure from the Bridgewater corporate village be recorded prior to the issuance of an improvement location permit.

Motion: Maue: Second: Horkay: Vote: 8-0.

Case No. 1512-PUD-25 [PUBLIC HEARING]

Description: Tamarack PUD
Northeast corner of 161st Street and Oak Road
M/I Homes of Indiana, LP by Nelson & Frankenberger requests a change of zoning
of 34.8 acres +/- from SF2: Single-family low Density District to the Tamarack PUD
District.

Lauer presented an overview of the PUD request, as outlined in the staff report.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of M/I Homes of Indiana, gave a brief presentation.

Kingshill asked if the character exhibits show a home with 75% masonry.

Dobosiewicz said that they will make sure that the exhibits will show examples of homes with the 75% masonry.

Public Hearing opened at 7:30 pm.

Dave Mueller, 2812 Oak Park Rd: Referenced Mayor Andy Cook's question, asking residents to consider "how big does [Westfield] want to be?" Also quoted Ken Kingshill from the July 6, 2015 APC meeting Kingshill was concerned about the proposed project and the surrounding character of the area. Believes that Tamarack is part of the sprawl that is going on in Westfield for the last few years. Tamarack should be the place where the City starts to control growth and not allow developers to fill in every empty bean field. Opposed to Tamarack, believes we already have enough homes/subdivisions and we should take a break from building and be smarter about our growth.

Chris Braun, 3029 E 161st St: Pro growth, but this does not qualify. Has concern over the development agreement with the escrow fund to support round-about at the intersection of Oak Road and 161st Street. Terms are offensive. No credible public purpose established. Traffic study results are inflated because study was done during the US Highway 31 construction. No need to evict homeowner at the northeast corner of Oak Road and 161st Street. Referenced the Kelo v. City of New London U.S. Supreme Court Case and suggested that its decision offers instruction to the APC.

Jonathan Dilley, 16421 Oak Manor Dr.: President Oak Manor HOA, thanked the APC for listening to everyone for sending this to the City Council with an unfavorable recommendation. Unfortunately, it has returned again with the same issues outstanding and very little or nothing has changed. He is not opposed to development on this site, just the proposed Tamarack development on this site. It is all about the character and it does not fit the surrounding neighborhoods. It is about home size and lot size. Compared Tamarack with the recently approved Lantern Park PUD. Would like M/I to come back with modified proposal with larger homes on larger lots. Mayor asked, "How big do you want the City to be?" Dilley asked: Do we not understand market demand? Do we need a comprehensive housing inventory before we go forward? Do we need to understand if this is the type of development that we want in this area? Suggested there is an opportunity to compromise with M/I, the City and citizens of Westfield.

Victor Isbell, 2728 Oak Park Cir.: Believes this development will bring down the value of their homes and neighborhood. Fifty-three (53) production homes built nearly on top of each other and fit snugly on alleyways for the gas pipeline. The alleyways will be an eyesore for the area and distract from the natural beauty that currently surrounds them. The alleyway views seen from various locations throughout the pipeline they open the backside housing track that cannot be hidden by berms, trees or fencing. Do to the easement restrictions, the alleyways are easily visible to neighbors and passerbyers on Oak Road and 161st Street. Now neighbors from Oak Road will be looking at the backside of 20-25 production homes on a daily basis. Why is there no mention of more than two (2) rear elevation plans which will lead to monotony or every other house will be the same, like what happened at Viking Meadows. These are production homes. They do not fit the character of the community, they cannot be hidden away simply because of the pipeline easement. It is for this reason that we respectfully request that you reject this project as currently proposed and allow a proposal to surface that better fits our community that preserves the quality and character of our neighborhoods.

Guy Markusfeld, 16412 Oak Rd.: The main concern of the Tamarack proposal are: (i) small lot size; (ii) minimum 9,000 square foot lot area; (iii) number of lots proposed for the buildable space does not allow the berm size of Oak Manor that would create community continuity along Oak Manor and 161st Street. If houses could be built as close as ten feet apart, it would not be conducive to this area. In the meetings with Doboiewicz and M/I Homes, they would not answer the lot size in acres in a public forum. Asked a rep from M/I homes what the lot size would be and she said the average size was approximately 10,000 square feet. Markusfeld asked Jon Dobosiewicz in an e-mail to clarify and he said "the smallest lot size is 9,000 square feet, size will be between 9,000 and

24,000 square feet. We do not have an average size to provide.” Now with an average size of 10,000 square feet Markusfeld feels that there will be more 9,000 square foot lots than 24,000 square foot lots. M/I Homes does not want to state these in acres. 9,000 square feet equals .02 acres which is less than a quarter acre. The average plot size between 171st Street and 151st Street and between Carey Road and Union Street is 1.8 acres lots. 1.8 acres divided by .02 acres equals nine (9) Tamarack lots. Nine (9) Tamarack lots fit into an average 1.8 acre lot size. This illustrates just how out of character Tamarack track lot sizes are in comparison to the surrounding area.

Susie Tatum, 16250 Oak Rd.: Concerned about her property and the surrounding property value with the Tamarack proposal. If you drive down Oak Road you will see all the diversity in the homes, horse farms, bungalows. There is so much character in the area. Feels that the value of their homes will be drastically reduced. Knows that this will be developed but please find a good use and not bring down the character and value of the area. Opposed to this project.

Randall Tatum, 16250 Oak Rd.: Looking at the back of all these homes, the area is too dense. Lacks diversity. Production homes are not beneficial. Opposed to this project. Please vote no.

Erika J. DeHeer, 2830 Oak Park Circle: Moved to Westfield for the character, diversity, aesthetics and green space. This project and its density does not fit that criteria. Also, it is supposed to be for empty nesters but this is highly unlikely due to the population (i.e. demographics) of Westfield. Morning traffic, especially school traffic, is already problematic. They have already conceded to thirty (30) new homes in their neighborhood. Add this project and the increase in traffic in rush hour and school hours is a forgone conclusion. The City has already designated 161st Street as a Primary Arterial like 146th Street with 75' easements (i.e. right-of-way). The effect of the disparity in price point on the surrounding neighborhoods does not take someone with a real estate license to understand. The loss in value not only effects the neighborhood but also the City.

Linda Wendel, 16032 Oak Park Ct.: Owns Lot 1 in Oak Park. Lot 1 has pipelines running in her yard. Look closely at the Tamarack proposal. Petitioner says that they are going to put berms and trees down the east side, but there are planting restrictions. When they moved in they asked Estridge to mound over the pipeline and plant pine trees for privacy and noise barrier, which they agreed to do. When building the house, the berms were removed because Pan Handle Eastern prohibited anything of that depth on top of their pipeline. They will also not allow standing water. In the 90's Oak Park was annexed into the City of Westfield. She asks that they remember that commitment to the Oak Park neighbors that you wanted them to have a sense of the community. We want a sense of community, but they do not agree that this proposed development will enhance their property values.

Nancy Anderson, Oak Park: One of four (4) people trying to sell her home and because it is a large older home. With all the newer homes built in Westfield, she is having a hard time selling her home. Anderson believes that if Tamarack is built, it will further drive down the price of her home. Please oppose this proposal, Anderson believes that something better will come along for this land.

Tom Parker, 16101 Oak Rd.: Lives at the northeast corner of Oak Road and 161st Street. Historic homes built in 1878. Invested a lot of money in that property. Area has unique character with Acorn Farms and horse farms. Opposes this project.

John Boyer, 2220 Oak Woods Ln: President of WTNT neighborhood association representing about eighty-five (85) families. Have defeated a project similar to this before. Surrounding properties are AG-SF1 of three (3) acres each. The Comprehensive Plan is supposed to prevent the hodge-podge of homes in the neighborhoods. Oak Manor was the portion of the land that could be built on, the land that Tamarack is proposing to use was deemed unusable because of the pipeline. The APC opposed this proposal before and should oppose it again.

Stacy Miller, 15936 Oak Park Ct.: Has a concern with pipeline safety. Some of the homes for Tamarack are proposed at (45) feet from the pipeline and need to be at least fifty (50) feet per Pan Handle Eastern and federal regulations. There are multiple pipelines and some other pipelines that are abandoned. Ten (10) in Westfield. Because the density of the proposed project if there was an accident the repercussions would be devastating.

Michael Miller, 15936 Oak Park Ct.: Nothing has changed with the new proposal. Miller is tired of spending all this money and time for something that does not need to be brought back before the APC to be discussed. Problems with the clustering of homes mixed with the pipelines. Shared a best practices report on development around transmission pipelines. Was sent forward with an unfavorable recommendation before, please do it again. If this proposal passes it will be a tainted project. It would suggest that the City of Westfield was paid off in order to have this proposal be passed. Please find another place to build Tamarack. You only have one time to do this right and one time to do it wrong.

Mic Mead, 15466 Oak Rd.: No one wants this inconsistent project. Worked on the Comprehensive Plan which asks to promote the protection of the existing urban character in the area. This was all ignored in Tamarack's proposal. If the APC does not follow the Comprehensive Plan then APC will change the Comprehensive Plan and Westfield will have not trust in our plans. Do not return to "anything, anywhere" philosophy.

Rob Stokes, 14917 Riverdale Dr S: Please pay attention to the citizens of Westfield and do not let the Tamarack proposal pass.

Public Hearing closed at 8:25.

Dobosiewicz addressed a few questions but he will take all the comments and discuss them with M/I Homes and staff to address them and appear at the next meeting.

Hoover asked about mounding on the Southside what is the decision on this.

Jon D. said M/I went out and there is not room to be able to put mounding but will be able to work with the neighbors to put in evergreens in their yards.

No action is required at this time.

Case No. 1512-PUD-29 [PUBLIC HEARING]

Description: Junction PUD Amendment
Northeast corner of U.S. 31 and S.R. 32
Riverview Hospital by Nelson & Frankenburger requests an amendment to the Junction PUD District Ordinance to modify the concept plan and associated development standards for 8.49 acres +/-, located in the Junction PUD District.

Todd presented a project overview for the request to modify the Junction PUD District Ordinance, as outlined in the staff report.

Jon Dobosiewicz, Nelson & Frankenburger, gave a brief presentation.

Larry Christman, Riverview Health, introduced himself to the Council.

Public Hearing opened at 8:50 pm.

Mic Mead, representing the Grand Junction Task Group, offered the group's support of this project.

Public Hearing closed at 8:51 pm.

Kingshill and other council members said a thank you for the high standards/pride of ownership that Riverview Hospital has given to this project.

Motion: To forward 1512-PUD-26 to the Council with a favorable recommendation.

Motion: Hoover: Second: Graham: Vote: 8-0.

Woodard recused himself at 8:54 pm.

Case No. 1511-PUD-23 [PUBLIC HEARING]

Description: Bridgewater PUD Amendment – Parcel J (Townhomes)
Northwest corner of Gray Road and Guerin Way
Bridgewater Masters, LLC by H. Gibson Land Surveying, LLC requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.

Todd presented an overview of the Bridgewater PUD amendment, as outlined in the staff report.

Harold Gibson, H. Gibson Land Surveying, LLC, petitioner, gave a brief presentation.

Public Hearing opened at 9:14 pm.

Doug Murray, 15465 Mystic Rock Dr.: President of HOA, stated that he would like the Townhomes and the Gardens to work together on the new plans. He expressed concern with overflow parking, the narrow streets, and increased traffic in the area. He expressed concern that there will be more

traffic from the Townhomes, and their biggest concern is home values going down. He wants to make sure the developer holds to their promises to remain consistent with the existing neighborhoods quality and value.

Bill Zilligen, 15447 Mystic Rock Dr.: Had some questions about the HOA's being combined – Gardens and Townhomes – because of sharing the pond and other utility bills. He expressed concern with proximity and green space, traffic flow, and the location of guest parking. He expressed concerns regarding the proposed building elevations.

Bill Schuler, 15441 Mystic Rock Dr.: Expressed concern with the guest parking area, additional green space, traffic flow, and value of his home going down.

Neal Wixson, 15440 Mystic Rock Dr: Expressed concerned with the guest parking lot next to his home for overflow/guest parking. He stated that this parking lot was not shown in previous concepts and would like a special meeting to discuss this parking lot. He expressed his desire to not see this project move forward.

Rick Flood, 15524 Mystic Rock Dr.: Stated that he had not heard before tonight that they were going to merge the HOAs for the Cottages with the Garden Homes. He expressed concerns with this plan.

Public Hearing closed at 9:30 pm.

Gibson stated that he misspoke regarding the HOA situation. He clarified that the Townhomes would not have an HOA with the Gardens, but that they would be with Bridgewater overall HOA. He added that they will meet with the homeowners in the neighborhood to resolve their questions and concerns.

No action is required at this time.

Woodard returned at 9:34 pm.

Case No. 1512-ODP-24 & 1512-SPP-24 [PUBLIC HEARING]

Description: Mapleridge
East side of Oak Road, North of 151st Street
Langston Development Co. Inc. by Terra Site Development, Ind. Requests review of an amendment to the Overall Development Plan and Primary Plat of 66 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.

Rubadue presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Gary Murray, Terra Site Development, gave a brief presentation.

Public Hearing opened at 9:37 pm.

Rick Robertson, 15340 Oak Rd: Expressed concern regarding drainage. He stated that he does not want any of the runoff water from this project to go into Cool Creek, because it cannot handle any more water/runoff.

Public Hearing closed at 9:39 pm.

Murray said that the water runs into Cool Creek water shed, Anna Kendell and Mary Wilson drain run through this site, adding that this cannot be taken to another water shed and that it will eventually drain to Cool Creek. He added that they will be meeting the runoff and drainage requirements as per the ordinance and Hamilton County Surveyor's Office.

No action is required at this time.

Case No. 1512-DDP-23 [PUBLIC HEARING]

Description: Hampton Inn
Southwest corner of Wheeler Road and Westfield Park Road
Holladay Properties requests Detailed Development Plan review for a Hampton Inn hotel on approximately 2.66 acres +/-, located in the Hall and House PUD District.

Rubadue presented an overview of the Detailed Development Plan, as outlined in the staff report.

Brad Schrage, American Structurepoint, on behalf of Holladay Properties, gave a brief presentation.

Public Hearing opened at 9:43 pm.

No public comments.

Public Hearing closed at 9:44 pm.

Hoover stated that he would like to see the elevations have more interest than they have now, suggesting highlights to the the windows, additional columns or change of materials.

No action is required at this time.

Woodard recused himself at 9:45 pm.

Case No. 1512-ODP-25 & 1512-SPP-25 [PUBLIC HEARING]

Description: Harmony, Section 4-7
Estridge Development Management requests Overall Development Plan and Primary Plat review of 471 single-family residential lots on approximately 138.8 acres+/-, located in the Harmony PUD District.

Howard presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Brian Stumpf, Estridge Development, gave a brief explanation about the 5 waiver requests.

Public Hearing opened at 9:47 pm.

Bruce Van Natta, 1812 W 156th St: Expressed concerned with the density not following what is said in the Comprehensive Plan. He believes this project is too high. He also expressed concerned with the interceptor sewer going in front of the properties on 156th Street, since the sale of the utilities, and would like some clarification on this item. He also asked why there is no longer a pond next to the homes on 156th Street, as shown in previous plans.

Public Hearing closed at 9:50 pm.

Stumpf commented that the density is at or below what is allowed for this site.

No action is required at this time.

Woodard returned at 9:53 pm.

Case No. 1512-PUD-29 [PUBLIC HEARING]

Description: Maple Knoll PUD Amendment – Maple Glen Elementary Outdoor Classroom/Greenhouse
Northeast corner of 171st Street and Ditch Road
Westfield-Washington Multi School Building Corp. by Estridge Homes requests an amendment to the Maple Knoll PUD to allow the construction of an outdoor classroom/greenhouse on approximately 34.32 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of the request to amend the Maple Knoll PUD as outlined in the staff report.

Kelly House, Estridge Homes, gave a brief presentation.

Public Hearing opened at 9:56 pm.

No public comments.

Public Hearing closed at 9:57 pm.

Motion: To forward 1512-PUD-29 to the City Council with a favorable recommendation.

Motion: Schmitz: Second: Day: Vote: 8-0.

Case No. 1512-DDP-24 [PUBLIC HEARING]

Description: Maple Glen Elementary Outdoor Classroom/Greenhouse
Northeast corner of 171st Street and Ditch Road
Westfield-Washington Multi School Building Corp. by Estridge Homes requests a Detailed Development Plan review for an outdoor classroom and greenhouse on approximately 34.32 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of the Detailed Development Plan, as outlined in the staff report.

Public Hearing was combined with 1512-PUD-29-Maple Knoll PUD Amendment.

Motion: To forward 1512-PUD-29 to the City Council with a favorable recommendation with the following conditions:

1. Approval is contingent on the Council's approval of the PUD Amendment (APC Petition No. 1512-PUD-29/Council Ordinance No. 15.45); and
2. All necessary approvals shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Schmitz: Second: Day: Vote: 8-0.

Case No. 1512-PUD-27 [PUBLIC HEARING]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

Murray presented an overview of the request for an amendment to the Bridgewater PUD District Ordinance, as outlined in the staff report.

Joe Calderon, the attorney representing KRG Bridgewater, gave a brief presentation.

Hoover asked about the possibility to reduce the 20,000 square feet to 15,000 or 16,000 square feet. He said that he is concerned that this will become one whole business.

Calderon said that he was asked to put a cap on the square footage, but anticipates no concern with reducing the maximum allowable size for the use.

Public Hearing opened at 10:06 pm.

Jim Helms, 15738 Beth Page Trl: Mr. Helms found out about the neighborhood meeting the day of the meeting and was able to attend. He feels the neighborhood meetings have been an issue

because the radius of people contacted for the meeting is quite small and do not include all interested parties. After the meeting, Mr. Helms sent out e-mails from the meeting to his neighbors and in less than 24 hours he had 17 neighbors responding that they objected. Since then Mr. Helms has received additional objections and not one single person is in favor of the project. The main concern is road infrastructure due to heavy traffic flow, especially school and rush hours, and access. He is concerned with how the space was going to be used since there are already three Goodwill Stores within a ten minute drive. Mr. Helms feels the store is not what initially was thought of when the vision for the center was contemplated. He feels it does not fit the area and thinks that smaller shops would be a better fit.

Dr. Joe Benitez, 15904 Bridgewater Club Blvd.: Mr. Benitez explained that he was never informed of any of the neighborhood meetings. He heard about this meeting from his neighbors. He has concerns with traffic and congestion.

Bob Smith, 3355 Woodham Place: Mr. Smith received an e-mail about the meeting but felt more people need to be contacted. He felt this store is not a good fit for the area and does not fit the vision.

Brad Oliver, 15887 Bridgewater Club Blvd: Mr. Oliver was not informed of the neighbor meeting. He felt the vision and fit for the area included small shops and restaurants. He opposes the request.

Bryan Bowman, 14711 N Gray Rd: Mr. Bowman has concerns with parking, traffic flow, the safety of children in the nearby schools and the type of employees Goodwill hires.

Tyra Babington, 15036 Glenmoore Cir: Ms. Babington had the following questions: (i) are there any other retailers that would fit the vision of Bridgewater?; (ii) why another Goodwill Store when the area is already saturated with 3 other stores?; and is this really a good fit for the area.

Public Hearing closed at 10:18 pm.

Calderon said they sent letters to everyone on a joiner list that are required to be notified as well as some Planning Commissioners and City Council members in plenty of time.

Matt Skelton wanted to remind everyone that this is a land use proposal and encouraged individuals to avoid comments towards a specific entity.

No action is required at this time.

Case No. 1512-PUD-28 (PUBLIC HEARING)

Description: Culver's Sun Park PUD

Northeast corner of S.R. 32 and SunPark Drive

Custard Kings, Inc. by Bose McKinney & Evans LLP requests a change of zoning of approximately 1.11 acres +/- from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.

Todd presented an overview of the request for change of zoning in the EI district, as outlined in the

staff report.

Joe Calderon, attorney representing Custard Kings, Inc., gave a brief presentation.

Public Hearing opened at 10:29 pm.

Steve Reitmeyer, 15725 Westfield Blvd.: Representing the Grand Junction Task Group, expressed support of the project. He stated that the group has concerns with not following the development guidelines of the recently-adopted Comprehensive Plan amendment for the Gateway Subdistrict, but felt that developing this site as proposed would not have a negative impact on developing the rest of the quadrant in a way that is consistent with the Comprehensive Plan. He stated that the group believes this is a good use of the land, and would like the City to further explore the extension of Tournament Trail to the east to provide access to this site and the adjacent site.

Public Hearing closed at 10:32 pm.

Hoover asked how extending Tournament Trail will work, since the land needed for that road is not owned by the petitioner. He also stated that he likes the changes to the building elevations that have been made since it was presented to the Grand Junction Task Group.

Skelton said that the City will work with the land owners, like we have with previous road projects, to build the road.

Kingshill stated that he does not want to see all the restaurants in this area have a pergola.

Jim Swan, 915 N Wabash Avenue: Spoke in support of the petition.

No action is required at this time.

Case No. 1510-ODP-20 & 1510-SPP-20 [CONTINUED]

Description: Waters Edge West
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Case No. 1506-ZC-02 [CONTINUED]

Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on

approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC MEMBERS

No report

CITY COUNCIL LIAISON

Hoover gave a report.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (10:42 pm)

Motion: Horkay Second: Kingshill: Vote: 8-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton